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REGULAR MEETING AGENDA

**November 13, 2025
2:00 pm**

**League of California Cities
1400 K Street, 3rd Floor
Sacramento, CA 95814**

Telephonic Locations:

8607 John Fox Road
Hughson, CA 95326

709 Portwalk Place
Redwood City, CA 94065

14270 Trailwind Road
Poway, CA 92064

City of Lafayette
3675 Mt. Diablo Blvd., Room 210
Lafayette, CA 94549

City of Dana Point
33282 Golden Lantern
Administrative Conference
Room, Suite 203
Dana Point, CA 92629

3252 Southern Hills Drive
Fairfield, CA 94534

15465 Vantage Point
Redding, CA 96001

Members of the public may also observe and offer comment at this meeting telephonically by dialing 669-900-9128, Meeting ID 259-798-2423, Passcode 129070.

A. OPENING AND PROCEDURAL ITEMS

1. Roll Call.

_____ Brian Moura, Chair	_____ Leonard Moty, Member
_____ Niroop Srivatsa, Member	_____ Helen Robbins-Meyer, Member
_____ Kevin O'Rourke, Secretary	_____ Norman Coppinger, Alt. Member
_____ Brian Stiger, Treasurer	_____ Lisa Bartlett, Alt. Member
_____ Vito Chiesa, Member	

2. Consideration of the Minutes of the November 6, 2025 Regular Meeting.

3. Public Comment.

B. AGENDA ITEMS

4. Statewide Community Infrastructure Program (SCIP) District Proceedings:
 - a. Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) Community Facilities Districts (collectively, the “CFDs”) for Series 2025C-2 or a separate pooled or stand-alone issuance:
 1. Resolutions approving joint community facilities agreements and declaring intention to establish CFDs, to designate improvement areas and future annexation areas therein, as applicable, and to levy special taxes therein to finance certain public improvements, fees and/or services;
 2. Resolutions to incur bonded indebtedness to finance certain public improvements and fees within the CFDs and calling for a public hearing.

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

5. Executive Director Updates.
6. Staff Updates.
7. Adjourn.

NEXT MEETING: Thursday, November 20, 2025 at 2:00 pm



MINUTES

REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

November 6, 2025
at 2:00 pm

Commission Chair Moura called the meeting to order at 2:01 pm.

1. Roll Call.

Commission members participating via teleconference: Brian Moura, Niroop Srivatsa, Kevin O'Rourke, Vito Chiesa, Leonard Moty, Helen Robbins-Meyer, and Lisa Bartlett.

Others participating via teleconference: Felicia Williams, CSCDA Executive Director; James Hamill, Bridge Strategic Partners; Steve Maciel, Cal Cities; Rob Pierce, CSAC Finance Corporation; Sindy Young, CSAC Finance Corporation; and Trisha Ortiz, Richards Watson & Gershon.

2. Consideration of the Minutes of the October 30, 2025 Regular Meeting.

The Commission approved the October 30, 2025 Regular Meeting minutes.

Motion to approve by L. Moty. Second by. V. Chiesa. Unanimously approved by roll-call vote.

3. Public Comment

No public comment.

4. Consideration of the issuance of revenue bonds or other obligations to finance or refinance the following projects, the execution and delivery of related documents, and other related actions:

- a. YSG Apartment Investors, LP (Shadows Garden Apartments), City of Yreka, County of Siskiyou; issue up to \$7,500,000 in multi-family housing revenue bonds.

Motion to approve by K. O'Rourke. Second by L. Bartlett. Unanimously approved by roll-call vote.

5. Statewide Community Infrastructure Program (SCIP) District Formation Proceedings:

- a. Conduct and close or continue consolidated public hearings with respect to the Statewide Community Infrastructure Program ("SCIP") for certain Assessment Districts (collectively, the "ADs") and Statewide Community Infrastructure Program (SCIP) Community Facilities Districts (collectively, the "CFDs") for multiple development projects to be included in a bond issuance for Series 2025C-1 or a separate pooled or stand-alone issuance.

Commission Chair Moura opened and closed the public hearing.

- b. Conduct following actions with respect to the SCIP ADs to be included in a bond issuance for Series 2025C-1 or a separate pooled or stand-alone issuance:
 1. Open assessment ballots of landowners within the ADs and announce results.
 2. Consideration of resolutions approving final engineer's reports, levying assessments, ordering the financing of specified development impact fees and capital improvements, confirming the amounts of unpaid assessments and directing related actions in relation to the ADs.

Motion to approve by L. Moty. Second by V. Chiesa. Unanimously approved by roll-call vote.

- c. Conduct following actions with respect to the SCIP CFDs to be included in a bond issuance for Series 2025C-1 or a separate pooled or stand-alone issuance:
 1. Consideration of resolutions of formation establishing the CFDs, each providing for the levy of a special tax therein to finance certain public improvements and development impact fees, as applicable.

Motion to approve by K. O'Rourke. Second by N. Srivatsa. Unanimously approved by roll-call vote.

2. Consideration of resolutions deeming it necessary to incur bonded indebtedness to finance certain public improvements either directly or to be constructed from certain development impact fees to mitigate the impacts of development within the CFDs.

Motion to approve by L. Bartlett. Second by N. Srivatsa. Unanimously approved by roll-call vote.

3. Consideration of resolutions calling special mailed-ballot elections within the CFDs.

Motion to approve by V. Chiesa. Second by H. Robbins-Meyer. Unanimously approved by roll-call vote.

4. Conduct special mailed ballot elections for the CFDs.
5. Consideration of resolutions declaring results of special mailed-ballot elections within the CFDs.

Motion to approve by N. Srivatsa. Second by L. Bartlett. Unanimously approved by roll-call vote.

6. Conduct first readings of Ordinances Levying a Special Tax in the CFDs.

Motion to approve by L. Moty. Second by K. O'Rourke. Unanimously approved by roll-call vote.

- d. Consider the following resolutions with respect to issuance of SCIP Series 2025C- 1 Local Obligations and Revenue Bonds:
 1. Consideration of resolution providing for the issuance of SCIP limited obligation improvement bonds each in one or more series and approving the form and substance of a trust agreement and authorizing related actions.

Motion to approve by H. Robbins-Meyer. Second by L. Bartlett. Unanimously approved by roll-call vote.

2. Consideration of resolution providing for the issuance of SCIP special tax bonds each in one or more series and approving the form and substance of a trust agreement and authorizing related actions.

Motion to approve by V. Chiesa. Second by N. Srivatsa. Unanimously approved by roll-call vote.

3. Consideration of resolution authorizing the issuance, sale and delivery of not to exceed \$29,013,287 of SCIP Revenue Bonds, Series 2025C-1 and approving the forms of a trust agreement, a bond purchase agreement, a continuing disclosure certificate, an official statement, and authorizing certain other actions in connection therewith.

Motion to approve by L. Moty. Second by V. Chiesa. Unanimously approved by roll-call vote.

6. Consider the following matters with respect to California Statewide Communities Development Authority Community Facilities District No. 2018-02 (McSweeney), City of Hemet, County of Riverside, State of California:
 - a. Consideration of resolution to revise the boundaries of, and amend and restate the rate and method of apportionment of special tax for, Improvement Area No. 2 established in and for Community Facilities District No. 2018-02 (McSweeney), City of Hemet, County of Riverside, State of California and related matters.

Motion to approve by L. Bartlett. Second by N. Srivatsa. Unanimously approved by roll-call vote.

- b. Consideration of resolution of intention to designate an improvement area within Community Facilities District No. 2018-02 (McSweeney), City of Hemet, County of Riverside, State of California and to authorize the levy of special taxes.

Motion to approve by K. O'Rourke. Second by L. Moty. Unanimously approved by roll-call vote.

- c. Consideration of resolution to incur bonded indebtedness to finance the acquisition and construction of certain public facilities to mitigate the impacts of development within Community Facilities District No. 2018-02 (McSweeney), City of Hemet, County of Riverside, State of California, and in and for Improvement Area No. 3 designated therein, and calling for a public hearing.

Motion to approve by V. Chiesa. Second by L. Moty. Unanimously approved by roll-call vote.

- 7. Executive Director Update.

Executive Director Williams announced that she will be sending out an email to the Commission and staff with a poll regarding the annual meeting. The dates being proposed are the first two weeks in April or the first week in May of 2026.

- 8. Staff Update.

Staff had no update.

- 9. Adjourn.

The meeting was adjourned at 2:23 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation

NEXT MEETING: Thursday, November 13, 2025 at 2:00 pm

Agenda Item No. 4

Agenda Report

DATE: November 13, 2025

TO: CSCDA COMMISSIONERS

PURPOSE: Consider the resolutions for multiple Statewide Community Infrastructure Program (SCIP) Community Facilities Districts (collectively, the “CFDs”) for Series 2025C-2 or a separate pooled or stand-alone issuance.

BACKGROUND AND SUMMARY:

CSCDA Commission Actions:

- On October 30, 2025 the Commission approved the resolution of intention for the six assessment district projects expected to be included in the 2025C-2 pool.

The actions requested today by the Commission are to initiate the first steps in connection with the eight community facilities district projects expected to be included in the SCIP 2025C-2 pool. One project will be formation-only and included in a future SCIP pool.

The estimated total amount of the 2025C-2 SCIP financing is \$47 million, and will result in the construction 1,645 new single-family homes.

FORMATION OF 2025C-2 COMMUNITY FACILITY DISTRICTS:

SCIP 2025C-2 Community Facility Districts:

- The SCIP 2025C-2 community facility district projects will create approximately 842 new single-family units.
- The total amount of the financing for the community facility district projects is estimated to be \$23,850,000.
- The public hearing for the community facility districts will be at the December 18, 2025 meeting.

SUMMARY OF THE PROJECTS:

Local Agency	Project	DBA Name	Land Use	Units	CFD	Amount
Oakley, City of	Sellers & Laurel	Meritage Homes	Single-Family	77	CFD	3,605,000
Oakley, City of	Summer Lake North Village 6	DeNova Homes	Single-Family	55	CFD	420,000
Roseville, City of	Westbrook – WB-42B (Orion)	Taylor Morrison	Single-Family	53	CFD	1,595,000
Sacramento, City of	Bee Townhomes	Beazer Homes	Single-Family Condos	48	CFD	2,120,000
Sacramento, County of	North Vineyard Greens	Meritage Homes	Single-Family	92	CFD	5,125,000
Manteca, City of	Yosemite Square	Lennar	Single-Family	311	CFD	5,940,000
Yuba City, City of	West Sanborn Estates	Forestar Communities	Single-Family	95	CFD	3,320,000
Tulare, City of	Santa Fe 4.6 & 7	D.R. Horton	Single-Family	111	CFD	1,725,000
				842		\$23,850,000
	FORMATION ONLY					
Sacramento, County of	Lakes at Antelope (Unit 2)	KB Homes	Single-Family	69	CFD	2,855,000
				69		\$2,855,000



Santa Fe Trail – Tulare



Yosemite Square – Manteca

COMMISSIONER ACTION:

1. Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) Community Facilities Districts (collectively, the “CFDs”) for Series 2025C-2 or a separate pooled or stand-alone issuance:
 - a. Resolutions approving joint community facilities agreements and declaring intention to establish CFDs, to designate improvement areas and future annexation areas therein, as applicable, and to levy special taxes therein to finance certain public improvements, fees and/or services;
 - b. Resolutions to incur bonded indebtedness to finance certain public improvements and fees within the CFDs and calling for a public hearing on December 18, 2025

Documents:

<https://www.dropbox.com/scl/fo/ayqhf3ryijmad1e43ioc/AFj0KL6SEknzIm3tgJHLiRY?rlkey=d8wlvw4tqqhthkemvun0gahy&dl=0>